

Applicant Submission

April 25, 2022



On behalf of APEX Developments, B&A Planning Group has prepared this submission for revising a 2018 approved outline plan for the property described as 18111 Sheriff King Street SW and 1203 Spruce Meadows Trail SW. The subject site is located north of the existing community Silverado, south of Spruce Meadows Trail SW (Highway 22X), west of Sheriff King Street SW and east of Radio Tower Creek. Comprising of 16.8 hectares (41.4 acres) of land, the current designation for the site allows for lower and medium density residential development as well as the dedication of park space and the incorporation of an existing drainage course and two wetlands.

Revisions to the outline plan are required to ensure the success of the development for several reasons. First, the current housing market is over-saturated with condominiumized multi-residential development whereas there is strong demand for fee-simple lower profile housing product. Feasibility of the proposed plan estimates buildout in the short-term of approximately 3 - 4 years whereas the current approved plan and land uses are projected to buildout in 9 - 13 years based on City of Calgary growth projections. Second, the currently approved outline plan identifies a 21% dedication of Municipal Reserve which is well beyond the provincial requirement of 10%. The originally approved open space was offered to manage concerns posed by the existing community regarding the higher density nature of the current land use districts.

In consideration, a redesign of the outline plan is required to support the feasibility of developing this site in the near-term to complete the community of Silverado. The vision is to redesignate most of the site to accommodate a mix of lower profile fee-simple housing product. The anticipated number of units is expected to be approximately 359. Except for entrance streets, all the roads within the development are identified to be a residential standard. The two wetlands and the associated drainage course will be retained and protected by dedicating them as Environmental Reserve. A programmable central park is offered while the western park will accommodate native vegetation with a proposed naturalized pollinator park aspect to further the environmental benefits and offer educational opportunities. Connections to the surrounding open spaces will be maintained through the provision of sidewalks, local pathways, trails and walkways.

Outreach with the Silverado Community Association and Silverado Residents Association provided positive feedback on the proposed plan in dealing with community concerns with the currently approved density in the plan area as well as the addition of programmed open space for future and existing residents. Letters of support from the Silverado Community Association,

the Silverado Residents Association and Spruce Meadows were received and are included in this submission. A virtual open house was held to engage local residents on the project.

Silver Spruce will be a welcome addition to southwest Calgary as it will benefit future and surrounding area residents:

- Homebuyers will be able to choose from several different dwelling types and models to help families find a home that meets their lifestyle and needs.
- The proposed R-G and R-Gm land use districts will allow the neighbourhood to evolve overtime to ensure stability and diversity.
- The land uses are complementary to those of the established community.
- Local parks will offer surrounding residents a place to recreate and socialize.
- The sidewalks, walkways and pathways will accommodate high levels of walkability.
- The project build-out will be realized within a shorter timeline than the currently approved plan.
- The dedication of the two wetlands and drainage course as Environmental Reserve will preserve these biologically important features.
- The development will complete the final phase of the community of Silverado.

These benefits can be realized through the adoption of the proposed land use and outline plan applications. In consideration, the support of Administration, Calgary Planning Commission and Council it is respectfully requested for Silver Spruce.